

FOR SALE OR LEASE

1901 Dickson Street | Montreal, QC

±91,068 SF

Free-Standing Industrial Building

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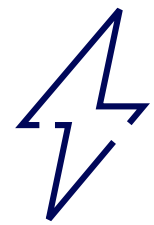
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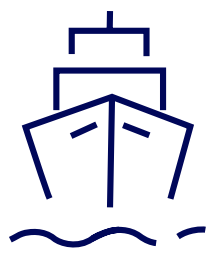


Property Overview

Offering ±91,068 SF of industrial space, 1901 Dickson provides a well positioned opportunity for industrial occupiers in Montréal's east end. With convenient access to Highway 25, the Port of Montréal, and major transportation routes, the property combines functional space with efficient connectivity to Montréal's key industrial corridors.



1200 Amps | 347/600 V



Proximity to Port of Montreal



Easy Access to Highway 25



Property Overview

Total Available Area	±91,068 SF
Office / Showroom Area	±25,216 SF (on two floors)
Storage Mezzanine	±9,450 SF
Ground Floor Warehouse Area	±56,402 SF
Land Area	±164,647 SF
Year Built	2006
Clear Height	26.5'
Truck-level Door	3
Drive-in Door	4
Sprinklers	Yes
Lighting	LED
Power	1200 A 347/600 V
Availability	November 30, 2026
Lot Number	3 413 250

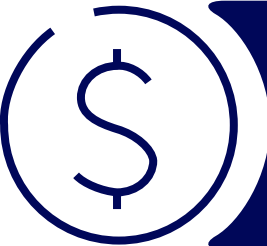


Taxes (2026)

Municipal	\$502,576.56
School	\$12,594.96
Total	\$515,171.52

Property Assessment (2025-2026-2027)

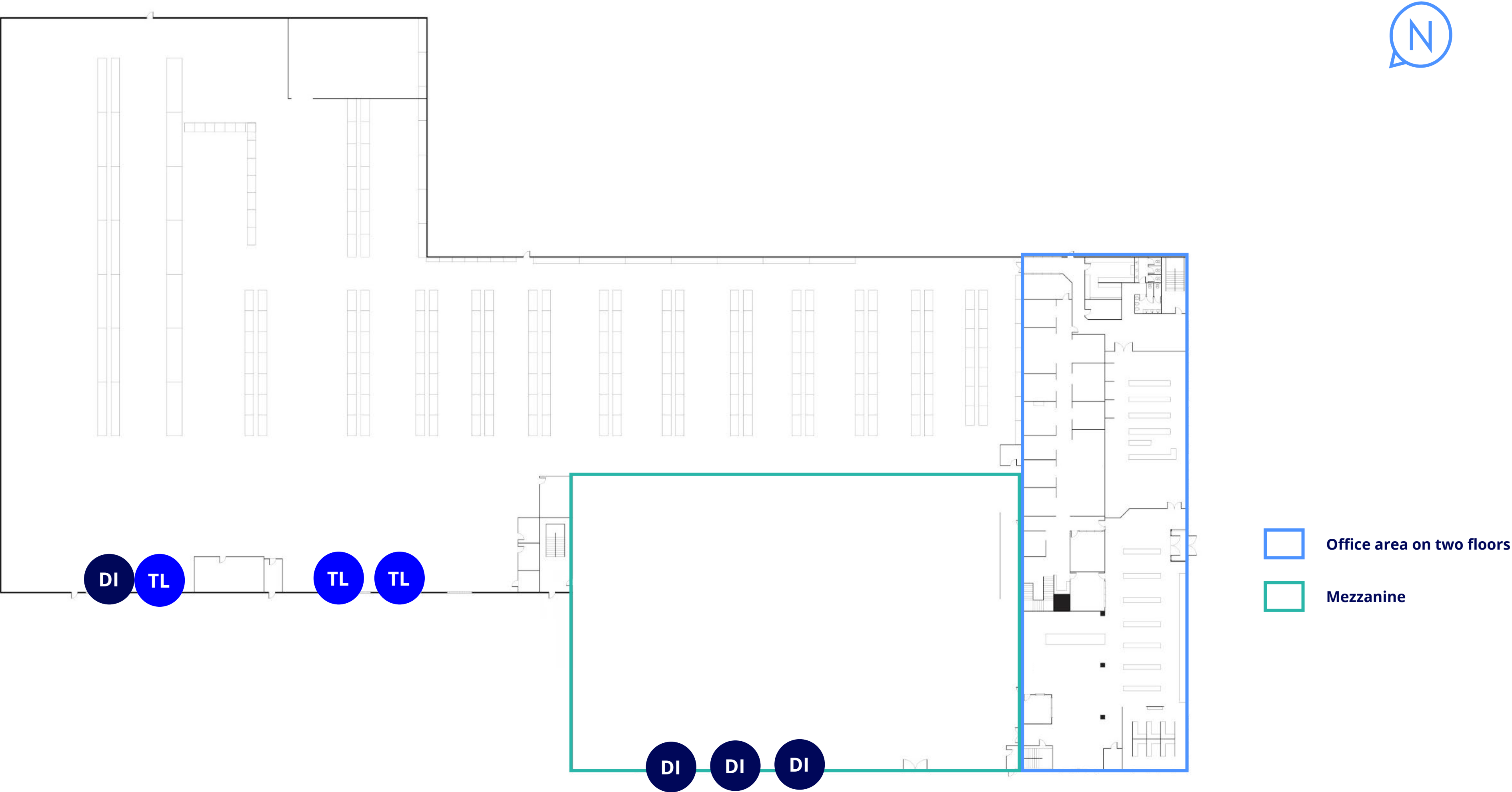
Building	\$14,421,100
Land	\$4,588,900
Total	\$19,010,000



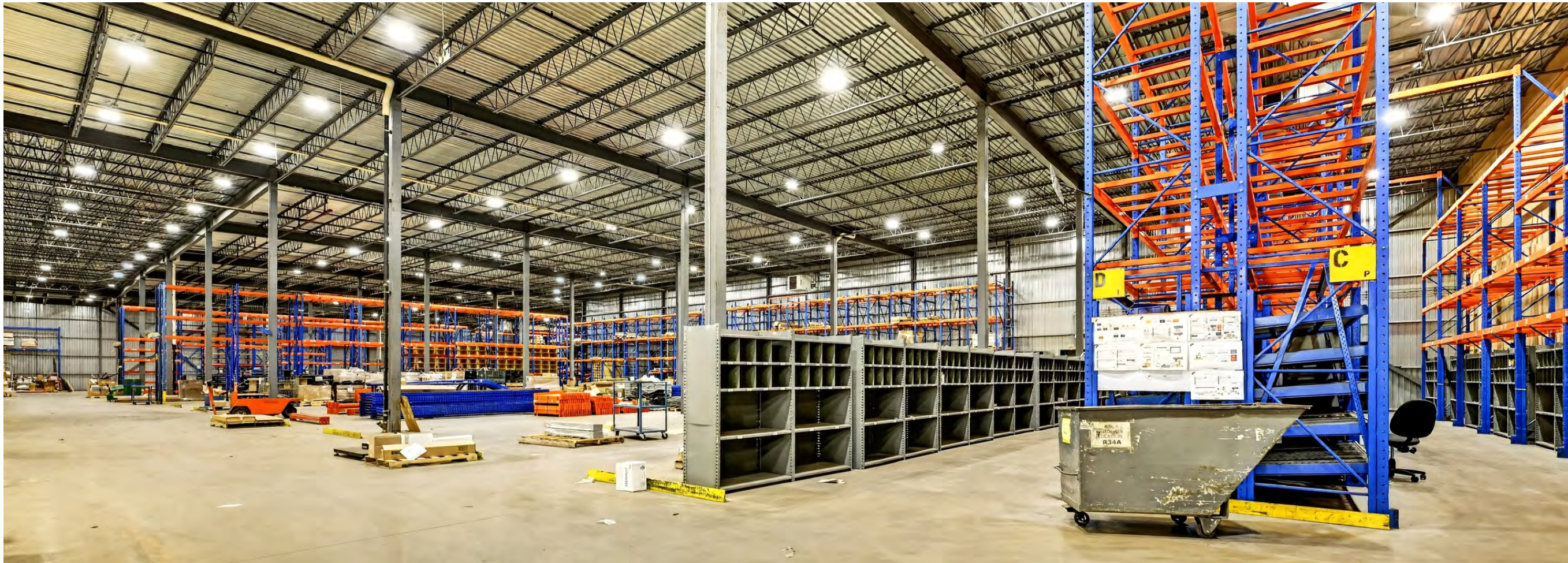
Sale or Lease inquiries
Contact brokers

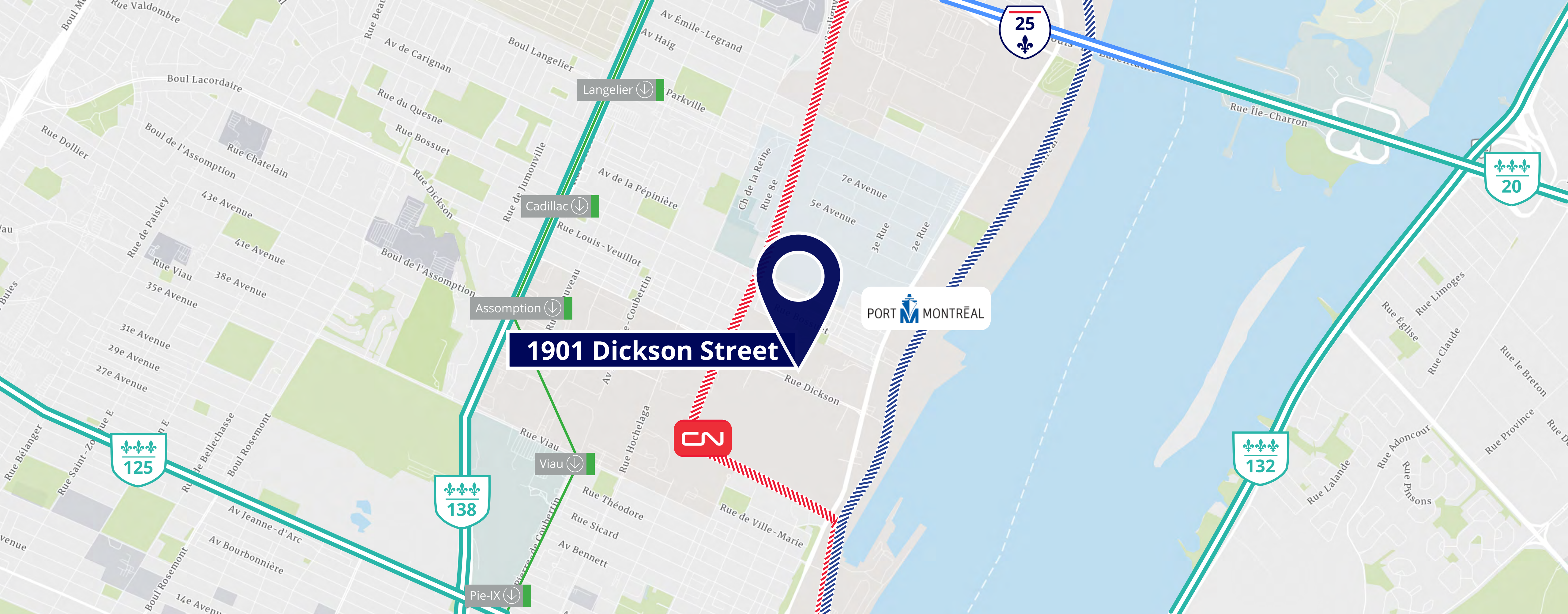


Property Plan



Property Pictures





Property Location

Highway Network

Highway 25	05 min
Road 138	05 min

Cities

Montreal	30 min
Longueuil	10 min

Airport

Pierre-Elliott-Trudeau **30 min**

Port

Port of Montreal **5 min**



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